

EXHIBIT B

EXHIBIT B

From: Trevor Smith <trevor@smithteamcb.com>
Subject: Re: 1000/1010 Holly - meeting?
Date: October 28, 2013 8:36:58 AM PDT
To: Jeff Hartman <jlh@bankruptcyreno.com>
Cc: Lenny Werbin <lwerbin@cypressequity.com>

1030 conference call?

M. Trevor Smith
Broker CB Select
Cell [775-815-4836](tel:775-815-4836)
Sent from my iPhone

On Oct 28, 2013, at 7:18 AM, "Jeff Hartman" <jlh@bankruptcyreno.com> wrote:

Just let me know what time.

Jeff Hartman

From: Trevor Smith [<mailto:trevor@smithteamcb.com>]
Sent: Saturday, October 26, 2013 9:56 AM
To: Jeff Hartman (jlh@bankruptcyreno.com)
Cc: Lenny Werbin (lwerbin@cypressequity.com)
Subject: 1000/1010 Holly - meeting?

Can Lenny and I meet with you on Monday late morning or early afternoon?

We would like to present status of repairs and other defects and also see if we can file an insurance claim for the damage as a result of improper winterization by the bank's preservation company.

Thanks,

M. Trevor Smith
Broker NV & CA, CRS/GRI, A-REO
Coldwell Banker Select
Direct 775-831-4834 / Efax 775-831-4833

Amy Tirre

From: Lenny Werbin <lwerbin@cypressequity.com>
Sent: Thursday, May 29, 2014 8:30 PM
To: Amy Tirre; Cassell Von Baeyer
Subject: Fwd:

Begin forwarded message:

From: Lenny Werbin <lwerbin@cypressequity.com>
Subject: Fwd:
Date: October 26, 2013 9:24:26 PM PDT
To: Jeff Hartman <jlh@bankruptcyreno.com>
Cc: Trevor Smith <Trevor@SmithTeamCB.com>

This is the fire sprinkler system that was not winterized. Most likely the pump will need to be replaced. It is the last of the four water systems that needs to be turned on in the house. . The cold, hot and hydronics water are now flowing. Yesterdays pictures show the damage that was created by the improper winterization. The plumber needed to replace a small pump and small holding tank (both around \$100 or less.) to get the hot water to flow today. . The plumber will tackle getting the water through the sprinkle system Monday. Will send pictures if there is more interior damage due to broken pipes in that system. Once all the water systems are on , Cary from Gibson Plumbing will provide a estimate for repairs. The emergency turn on was done primarily by Gibson Plumbing. McGee Plumbing provided the back flow test that the utility company required to turn the water on. They also helped with some of the broken pipe repairs when the system got pressurized. Lakeside glass removed three large mirror panels to get to the broken pipes behind them. Two survived and one broke. Bruce from Pool Boy managed to safely fill the pool up. Apparently the folks that winterized the pool system did not drain the pool filters and heaters. There will also be small bill coming through from cleaners who will try to get the stains out the toilets that were also not winterized properly.

Begin forwarded message:

From: Lenny Werbin <lwerbin@cypressequity.com>
Date: October 26, 2013 8:10:39 PM PDT
To: Lenny Werbin <lwerbin@cypressequity.com>
Reply-To: Lenny Werbin <lwerbin@cypressequity.com>

Sent from my T-Mobile 4G LTE Device



Amy Tirre

From: Lenny Werbin <lwerbin@cypressequity.com>
Sent: Thursday, May 29, 2014 8:30 PM
To: Amy Tirre; Cassell Von Baeyer
Subject: Fwd: Appliances- Holly

Begin forwarded message:

From: Lenny Werbin <lwerbin@cypressequity.com>
Subject: Fwd: Appliances- Holly
Date: October 29, 2013 2:18:15 PM PDT
To: Jeff Hartman <jlh@bankruptcyreno.com>
Cc: Trevor Smith <Trevor@SmithTeamCB.com>

Hi Jeff,

This is a list of the appliances that were taken out of 1000 Holly. Replacement cost will mostly likely be higher. I'll try to get a current replacement estimate. I will also get a bid on the interior repairs as soon as the sprinkler system is on.

I left this morning for LA and am back home now. . I stopped by the house early this morning and found another leak in the entry way and got it fixed today. Photo will follow. The next step is to get the sprinkler system pressurized once the pump is installed. I hired a manager for the property that will keep a close watch on the property while the plumbing systems stabilize. He will check it day and night.

I met with TRPA and from what i understand, the BMP final may have to be done before we will be able to close 1010. Some how 1010 and 1000 Holly are tied together. I sent you a bid from my excavator who can do all of the work. I can get another bid if you like. AJ probably has a \$3500 refundable deposit. He will get it back once the work is completed and is finalized by the TRPA.

I understand Trevor sent you a month to month lease form. . I would like to get that executed as soon as possible. I'll make sure the property is well taken care of and will be able to supervise the repairs. My escrow on my South Shore house is scheduled to close November 18th. If possible i would like to close Holly at the same time or soon after. I have a 1031 exchange. I'm working on the TRPA issues for 1010 Holly with Clint Shue and would like to close 1010 as soon as possible too.

Regards,
Lenny

Begin forwarded message:

From: Nancy Werbin <n.werbin@hotmail.com>

Subject: Appliances- Holly

Date: October 29, 2013 1:50:01 PM PDT

To: Lenny Werbin <lwerbin@cypressequity.com>



FEI N HOLLYWOOD #696
12556 SATICOY STREET SOUTH
NORTH HOLLYWOOD, CA 91605

Deliver To: RICK/ERIC
From: Christine Thomas-Socha
Comments: HI GUYS .. I VERIFIED ALL PRODUCTS
BETWEEN YOU BOTH .. SO HERES THE FINAL WITH
ALL THE DOORS IN S/S .. THANKS SO MUCH

16:26:10 JAN 29 2002

FERGUSON ENTERPRISES, INC.

FEI N HOLLYWOOD #601

Price Quotation

Phone : 818-982-6710

Fax : 818-982-1838

Page # 1

Bid No.....: 841734

Bid Date.....: 01/29/02

Quoted By.: CLS

Cust Phone: 775-588-2262

Terms.....: NET 10TH PROX

Customer: GARDNER ENTERPRISES, LLC
"VILLALOBOS RESIDENCE"
PO BOX 2194
STATELINE, NV 89449

Ship To: GARDNER ENTERPRISES, LLC
"VILLALOBOS RESIDENCE"
PO BOX 2194
STATELINE, NV 89449

Cust PO#....:

Job Name: VILLALOBOS RESIDENCE

Item	Description	Quantity	Net Price	UM	Total
S601RSLH	36 LH BI 20CF REFRIG ONLY - SS	1	3842.000	EA	3842.00
S601FSRH	36 RH BI 19.3CF FREEZER - SS	1	3955.000	EA	3955.00
S700BR	27 4.9CF REFRIG ONLY	3	2668.000	EA	8004.00
SP-SFP7B4DSS	SUB ZERO SS DOOR PANELS	3	625.000	EA	1875.00
S249RPRH	24 4.9CF RH UC REFRIG ONLY	2	904.000	EA	1808.00
SP-SFP249SS	*SUBZERO SS FRNT PNL FOR 249 SERIES	2	98.890	EA	197.78
S427GRH	27 WINE COUR W/ RH GLS DR	3	3882.000	EA	11646.00
SP-SFP4480GLH	SUBZERO-4" TOE KICK LT HINGE NO LCK	1	1140.000	EA	1140.00
SP-SFP4480GRH	SUB ZERO SS 4" TOE KICK NO LOCK RH	3	670.600	EA	2011.80
SS61S	SS 36 SXS REFRIG	1	5085.000	EA	5085.00
RSHU991SUC	SS 4 PROGRAM INTEG DW	2	817.740	EA	1635.48
MWTV313	WSHR / DRIVER STACK KIT F/ W1926	3	110.000	EA	330.00
MWT930R	WHIT RH WSHR	3	1699.000	EA	5097.00
MT1520R	WHIT RH VENT DRIVER	3	1199.000	EA	3597.00
	THERMADOR				
TPCS486GDS	SS 48 6 BRNR GAS CKTP & GRIDDLE	1	2319.000	EA	2319.00
TGPS48ITS	ISLAND TRIM F/ 48 CKTP	1	49.000	EA	49.00
TPB30VS	SS 30 INDR BBQ GRILL	1	1579.000	EA	1579.00
TSMW272YP	SS 27 CONV OVEN WRMR MWAVE COMB	1	2899.000	EA	2899.00
	PRO-HANDLE				
TSC301TP	SS 30 SGL CONV OVEN W/ SS PROF HDL	1	1769.000	EA	1769.00
TWD30XP	SS 30 WARM DWR W/ PROF HDL	1	819.000	EA	819.00
SP-ME25/1GOLD	MYSON GOLD HYDRONIC TOWEL WARMER	3	2242.800	EA	6728.40
Net Total:					66386.46
Tax:					4481.08
Total:					70867.54

KITCHEN APPLIANCES

- (KA-1) THERMADOR - 48" GAS COOKTOP
W/ SIX STAR BURNERS & GRIDDLE
MODEL PCS486GDU5 - STAINLESS STEEL FINISH
- (KA-2) THERMADOR - 30" INDOOR GRILL
MODEL PB30YS - STAINLESS STEEL FINISH
- (KA-3) THERMADOR - 27" STAINLESS STEEL
TRIPLE OVEN W/ PROFESSIONAL HANDLES
MODEL SMU272P - CONVECTION
- (KA-4) THERMADOR - 30" STAINLESS STEEL
SINGLE OVEN W/ PROFESSIONAL HANDLES
MODEL SC30ITS - CONVECTION
- (KA-5) THERMADOR 30" WARMING DRAWER
W/ PROFESSIONAL HANDLE
MODEL WD30XS - STAINLESS STEEL FINISH
- (KA-6) SUB-ZERO - 60"R REFRIGERATOR
STAINLESS STEEL FINISH
- (KA-7) SUB-ZERO - 60"F FREEZER
STAINLESS STEEL FINISH
- (KA-8) SUB-ZERO - REFRIGERATION DRAWER 100BR
STAINLESS STEEL FINISH
- (KA-9) SUB-ZERO - FREEZER DRAWER 100BF
STAINLESS STEEL FINISH
- (KA-10) SUB-ZERO - 245 REFRIGERATOR/FREEZER
STAINLESS STEEL FINISH
- (KA-11) SUB-ZERO - 42" WINE STORAGE
STAINLESS STEEL FINISH
- (KA-11A) SUB-ZERO - 56" REFRIGERATOR/ FREEZER
STAINLESS STEEL FINISH
- (KA-12) BOSCH - DISHWASHER SHU 9915 UC
STAINLESS STEEL FINISH
- (KA-13) MIELE - NOVOTRONIC W 1930 WASHING MACHINE
W/ WT320 STACKING KIT - WHITE FINISH
- (KA-14) MIELE - T 1520 VENTED DRYER - WHITE FINISH

MISCELLANEOUS

- (M-1) MYSON - TOWEL WARMER
B25/1 GOLD FINISH

From: Trevor Smith <trevor@smithteamcb.com>
Subject: 1000 Holly - Summary of Required Repairs
Date: November 14, 2013 10:54:29 AM PST
To: "Jeff Hartman (jlh@bankruptcyreno.com)" <jlh@bankruptcyreno.com>
Cc: Michelle Foster <michelle@smithteamcb.com>

Jeff-

As you know, the winterization of 1000 Holly was done improperly with numerous areas of defects requiring repair or replacement were required per the summary below. In addition, the appliances in the kitchen and the flooring in the gym were stolen after the bank's preservation company secured the property. Our buyer would like the bank to credit him for all of the attached items or make an insurance claim for reimbursement. Below is a summary and please see the attached for detailed bids. In addition, the contractors that have provided these bids will sign affidavits, as needed, that these repairs are necessary and are a result of improper winterization by the bank's preservation company. Please also note that the cabinet alterations below is required as the same appliances will not fit as the manufacturer has made changes to the same models since the original installation. Additionally, please note that most of these estimates also do not include additional electrical work or additional hidden defects that will likely be encountered when the repairs below are ordered.

Appliances	\$96,387.61
Dehumidifiers	\$ 2,500.00
HVAC	\$16,504.88
Pool - improper winterization repairs	\$ 1,855.00
Pool- heaters for pool & spa	\$ 4,975.00
Plumbing repairs	\$ 3,939.03
Mirror removal	\$ 258.00
Carpet - Gym Floor	\$30,307.65
Cabinet Alterations	\$ 5,000.00
A/C repairs	\$ 1,615.00
Total Cost	\$163,342.17

Please let me know if you have any questions.

M. Trevor Smith
 Broker NV & CA, CRS/GRI, A-REO
 Coldwell Banker Select
 Direct 775-831-4834 / Efax 775-831-4833

From: Trevor Smith <trevor@smithteamcb.com>
Subject: 1000 Holly - Revised contractor bid
Date: November 26, 2013 2:31:17 PM PST
To: "Jeff Hartman (jlh@bankruptcyreno.com)" <jlh@bankruptcyreno.com>,
"Lenny Werbin (lwerbin@cypressequity.com)" <lwerbin@cypressequity.com>

I have removed the appliances, flooring and cabinet repairs from this estimate after discussion with AJ.

Jeff, can you please get a copy of this to AJ.

Thanks,

M. Trevor Smith
Broker NV & CA, CRS/GRI, A-REO
Coldwell Banker Select
Direct 775-831-4834 / Efax 775-831-4833

From: Trevor Smith <trevor@smithteamcb.com>
Subject: RE: 1000 Holly
Date: December 10, 2013 1:25:52 PM PST
To: Jeff Hartman <jlh@bankruptcyreno.com>
Cc: Heather Christiansen <Heather@smithteamcb.com>, "Terrill, Angela M. (ATerrill@firstam.com)" <ATerrill@firstam.com>

Many thanks! Per our conversation you instructed me not to negotiate the price at this time with the bank. I am authorized to get short sale approval for the currently accepted offer. The repairs and missing items will be handled as a separate matter, as agreed with you and AJ.

M. Trevor Smith
Broker NV & CA, CRS/GRI, A-REO
Coldwell Banker Select
Direct 775-831-4834 / Efax 775-831-4833

From: Jeff Hartman [<mailto:jlh@bankruptcyreno.com>]
Sent: Tuesday, December 10, 2013 1:16 PM
To: Trevor Smith
Subject: 1000 Holly

Jeffrey L. Hartman, Esq.
HARTMAN & HARTMAN
510 West Plumb Lane, Suite B
Reno, NV 89509
Telephone: (775) 324-2800
Facsimile: (775) 324-1818
Email: jlh@bankruptcyreno.com

Confidentiality Note: Please note that the information in this email is confidential and may be privileged and is intended only for the use of the named addressee(s). Nothing in this email is intended by the attorney or the client to constitute a waiver of the confidentiality of this information. If the recipient of this email is not the intended recipient, please be advised that any duplication or distribution of this information is unauthorized. If you have received this information in error, please immediately notify us by return email, and please destroy this transmission, all attachments to it, and any copies that have been made. Thank you for your cooperation.

From: Lenny Werbin <lwerbin@cypressequity.com>
Subject: Re: 1000 Holly
Date: January 16, 2014 6:16:45 PM PST
To: Jeff Hartman <jlh@bankruptcyreno.com>
Cc: Trevor Smith <Trevor@SmithTeamCB.com>

Will get them to email it to you tomorrow. Please check on bills for Mc Gee Plumbing , Lakeside Glass who were involved in the initial water turn on / pipe repairs , Pool Boy for pool service, GS Concepts who provided calculations for TRPA to get 1000 Holly in compliance and the latest gas and electric bills. I don't believe these bills were paid. Please let me know if your'e missing any of these bills.

Any progress in getting BBT insurance involved to pay the bills they should be responsible for? Let me know if you need any additional documentation.

On Jan 16, 2014, at 9:22 AM, Jeff Hartman wrote:

I would like an invoice please.

Jeff Hartman

-----Original Message-----

From: Lenny Werbin [<mailto:lwerbin@cypressequity.com>]
Sent: Thursday, January 16, 2014 7:36 AM
To: Jeff Hartman
Cc: Jan Chamberlain
Subject: Re: 1000 Holly

Jeff, please send check for \$300 for clean up to:

John Chamberlain Construction
PO BOX 47
Homewood , Calif, 96141

On Jan 7, 2014, at 8:33 AM, Jeff Hartman wrote:

I authorize having the carpet cleaned in those areas. Unless I hear otherwise, the amount is capped at \$300.

-----Original Message-----

From: Lenny Werbin [<mailto:lwerbin@cypressequity.com>]
Sent: Monday, January 06, 2014 10:47 PM
To: Jeff Hartman
Cc: Trevor Smith

Subject: 1000 Holly

Hi jeff, I'm up in Tahoe to work through all issues to close 1000 and 1010 Holly on time. I'de like to meet with you and Trevor while I'm here when it's convenient for you. I' can come down to Reno.

I stopped by the house and found dog poop and urine stains on some of the carpets. I believe it was from AJ's grand daughters pets when they were staying at the house. They left a bed set up in one of the bedrooms and left some personal effects in the garage along with more urine stains and dog poop. Let me know if they are going to pick up their stuff or we need to pay someone to remove it. I cleaned the dog poop up the best i could but the urine stains/smells need to be cleaned professionally. Can you authorize the cleaning? It shouldn't be that expensive and I can get a bid. I want to make sure it gets dealt with right away so the pet smells don't permeate the house.

Thanks,
Lenny

From: Lenny Werbin <lwerbin@cypressequity.com>
Subject: Re: 1000 Holly
Date: March 14, 2014 11:22:06 AM PDT
To: Jeff Hartman <jlh@bankruptcyreno.com>, Stacy Hines
<srh@bankruptcyreno.com>
Cc: Trevor Smith <Trevor@SmithTeamCB.com>

Please make sure Applied mechanical invoice gets paid.
On Jan 29, 2014, at 4:51 PM, Lenny Werbin wrote:

Jeff , there will be two more bills coming in this week. One from Applied Mechanical to get the dehumidifiers working and one from pool boy to get the pool heaters working. The good news is that the dehumidifier repair was minor and pool boy thinks he can get the heaters to operate enough to heat the the pool room until the insurance kicks in for possible replacements. Unfortunately and it was confirmed by AJ ,the only way to heat the pool room was to heat the pool with dehumidifiers in operation. These necessary expenses to protect the house should come back you since they were clearly caused by improper winterization. AJ was going to get the insurance claim going with Trevor as his agent . Trevor will make sure all of the money spent by you for improper winterization expenses will come back to you and repairs that i will be paying for will come back to me. Thanks, Lenny

From: Trevor Smith <trevor@smithteamcb.com>
Subject: FW: 1000 Holly
Date: March 17, 2014 2:54:54 PM PDT
To: "Lenny Werbin (lwerbin@cypressequity.com)"
<lwerbin@cypressequity.com>
Cc: Jeff Hartman <jlh@bankruptcyreno.com>

I spoke to Joe in customer service regarding the insurance claim for improper winterization. I have to call back to make the claim 8:30-5:15 PM EST to the insurance department at 866-940-2464.

Will let you know when the claim is filed.

M. Trevor Smith
Broker NV & CA, CRS/GRI, A-REO
Coldwell Banker Select
Direct 775-831-4834 / Efax 775-831-4833
www.Ttahoe.com / Trevor@SmithTeamCB.com

From: Jeff Hartman [<mailto:jlh@bankruptcyreno.com>]
Sent: Tuesday, February 18, 2014 1:51 PM
To: Trevor Smith
Subject: 1000 Holly

Jeffrey L. Hartman, Esq.
HARTMAN & HARTMAN
510 West Plumb Lane, Suite B
Reno, NV 89509
Telephone: (775) 324-2800
Facsimile: (775) 324-1818
Email: jlh@bankruptcyreno.com

Confidentiality Note: Please note that the information in this email is confidential and may be privileged and is intended only for the use of the named addressee(s). Nothing in this email is intended by the attorney or the client to constitute a waiver of the confidentiality of this information. If the recipient of this email is not the intended recipient, please be advised that any duplication or distribution of this information is unauthorized. If you have received this information in error, please immediately notify us by return email, and please destroy this transmission, all attachments to it, and any copies that have been made. Thank you for your cooperation.

From: Trevor Smith <trevor@smithteamcb.com>
Subject: RE: 1000 Holly insurance claim
Date: May 8, 2014 1:49:49 PM PDT
To: Jeff Hartman <jlh@bankruptcyreno.com>
Cc: "Lenny Werbin (lwerbin@cypressequity.com)"
<lwerbin@cypressequity.com>

Todd Tool is the independent adjuster for Integrity Adjusters, 916-708-8835 cell,
email: ttuel@integrityadj.com

He is contacting Lenny and will be at the property today to do a solo inspection and will likely have to get outside contractors. I will assemble the bids and receipts with Lenny and submit them along with the title report (as he asked who owns the property) and the litigation plans and information along with sub contractors to make his job easier for this complex claim.

Unless I hear from Jeff or another attorney involved I will release the plans and sub contractor information we obtained from the litigation files at the end of the day. I think it is in everyone's best interest to cooperate fully with this adjuster to get this claim processed. If you disagree please let me know right away.

M. Trevor Smith
Broker NV & CA, CRS/GRI, A-REO
Coldwell Banker Select
Direct 775-831-4834 / Efax 775-831-4833
www.ttahoe.com / [Facebook](https://www.facebook.com)

From: Jeff Hartman [<mailto:jlh@bankruptcyreno.com>]
Sent: Wednesday, May 07, 2014 3:31 PM
To: Trevor Smith
Subject: RE: 1000 Holly insurance claim

Thanks Trevor

From: Trevor Smith [<mailto:trevor@smithteamcb.com>]
Sent: Wednesday, May 07, 2014 2:42 PM
To: Lenny Werbin (lwerbin@cypressequity.com); Jeff Hartman
Subject: 1000 Holly insurance claim

I was finally able to get to the right party to file the preservation winterization damage claim.

It is filed with American Security Group (ASG) at 800-358-0600 (direct # below)
Claim#: 00101543497
Adjuster: Integrity Adjusters (2-3 day timeframe)
Inhouse adjuster: Eric Peebles at 800-652-1262 ext 12843
Loss Date Discovery: October 1, 2013

I will coordinate with Lenny for bids and receipts for repairs already completed in addition to anything needed to complete repairs. Let me know if you have questions.

Thanks,

M. Trevor Smith

Broker NV & CA, CRS/GRI, A-REO

Coldwell Banker Select

Direct 775-831-4834 / Efax 775-831-4833

www.ttahoe.com / [Facebook](https://www.facebook.com)